

CITY OF PATASKALA PLANNING & ZONING COMMISSION

City Hall, Council Chambers 621 West Broad Street Pataskala, Ohio 43062

STAFF REPORT

March 4, 2020

Planned Manufacturing Application PM-20-001

Applicant: R. Ryan Badger (ADR & Associates)

Owner: Howard Emswieler

Location: 3000-3007 Etna Pkwy (PID: 064-152862-00.001)

Acreage: 7.63-acres

Zoning: PM – Planned Manufacturing

Request: Requesting approval of a Planned Manufacturing District application to allow for

a race car manufacturing facility pursuant to Section 1253.07 of the Pataskala

Code

Description of the Request:

The applicant is seeking approval of a Planned Manufacturing District application to allow for a race car manufacturing facility (NAICS 336999) to be constructed on 7.63-acres of the total 58.72-acre property located at 3000 – 3007 Etna Parkway.

Staff Summary:

Overall, the current property is 58.72-acres and located in the Pataskala Corporate Park with frontage on Etna Parkway to the east and Refugee Road SW to the south. The only structure on the property is a 1.4-acre detention basin along the property line bordering Refugee Road SW. The property is vacant and used as agricultural land.

The Applicant is proposing to split approximately 7.63-acres of the southern portion from the overall property in order to construct a new building to house "Michael Shank Racing", a race car manufacturing facility.

The following outlines the applicant's Planned Manufacturing application:

General

- Proposed size of lot where the structure will be placed is 7.63-acres.
 - o 528-feet of frontage along Etna Parkway.
 - 580-feet of frontage along Refugee Road SW.
- 35,882-square foot building.
- Existing pond is in a drainage easement, which is to remain.
- Additional proposed detention pond to the rear of proposed building, north of existing pond.

Setbacks

- Primary Structure / Parking Lot
 - o Front (East): 114.57-feet / 40.5-feet
 - o Side (North): 93-feet / 10-feet
 - o Rear (West): 371.03-feet / 239.03-feet
 - o Side (South) setback: 150-feet / 150-feet

Height

• The proposed building would have a height of 26 feet.

Access

- The proposed plan has one (1) entrance from Etna Parkway, 30 feet in width expanding to 35 feet for the apron at the right-of-way.
- Remove existing gravel entrance drive

Parking Lot

- 34 standard spaces, 2 handicap spaces.
 - Section 1291.16 requires any Industrial or manufacturing, compounding, assembling, warehousing, etc. to provide one (1) parking space per 750-square feet of gross floor area for the first 3,000-square feet of floor area plus one (1) per 2,000-square feet thereafter.
 - o 21 total required.
- The parking lot will be paved in light duty asphalt.
- An access road around the north side of the building into a maneuvering area for trucks to get into the garage bays will be paved in concrete.
- One (1) 14-foot wide loading dock at rear (west) of building.
- Interior landscaping of parking area three (3) shade trees across three (3) islands with a total of 525-square feet of vegetated ground cover.

Landscaping

- L2 landscaping along east frontage of Etna Parkway, and along half southern frontage along Refugee Road SW, just to the north of the existing stormwater pond.
 - o L2 Standard consists of a continuous three (3)-foot high shrub, berm, or masonry wall with one (1) tree per 30-lineal feet.

Signage

• Per Page 3 of the Site Plan, there will be no wall or ground mounted signs.

Staff Review: The following summary does not constitute recommendations but merely conclusions and suggestions from staff.

Planning and Zoning Staff

Per the City of Pataskala Comprehensive Plan (2006), The Future Land Use Map designates this property as Heavy Industrial. The proposed use would be in line with the comprehensive plan.

The Applicant is proposing to use a portion of the overall acreage to build a race car manufacturing facility, which would fall under the NAICS designation number 336999 – All Other Transportation Equipment Manufacturing. Pursuant to Section 1253.03(16) of the Pataskala Code, this is a permitted use within the PM – Planned Manufacturing district.

General Comments

• Include a 'Site Statistics Table' showing the square footages/acres associated with the building, parking lot, detention pond, etc.

- On Page 2 of the Site Plan there is a section "Divergence from Standards" where it describes the requested variance from Section 1283.07(B). You are not requesting a "Divergence", change this to something referencing variances, not divergences.
- Also, on Page 2 under "Miscellaneous Requirements" references sections from Chapter 1259 Transportation Corridor Overlay District (TCOD). As this is not a TCOD, remove mentions of Chapter 1259.

Chapter 1253 – Planned Manufacturing District (PM)

- 1253.05(D): The maximum percentage of the total lot area which may be occupied by both principal and accessory structures shall be 65%.
 - With acreage of 7.63, and proposed structure size of 35,882-square feet the lot coverage would be approximately 11%. Indicate exact figures on plans.

Chapter 1283 – Landscaping and Screening

- 1283.07(B): The following landscaping standards along property lines for the PM Planned Manufacturing district:
 - o Front: L2
 - Side: L2 if abutting similar use; L5 if abutting residential use or district, L3 if abutting any district other than residential.
 - Rear: L2 if abutting similar use; L5 if abutting residential use or district, L3 if abutting any district other than residential.
 - L2 type landscaping shall be required along both frontages, side, and rear property lines
 - The Applicant has requested a variance (VA-20-003 to be heard by the Board of Zoning Appeals March 10, 2020) from this section to allow for only L2 along the frontage of Etna Parkway, and half of the frontage of Refugee Road SW.
- 1283.06(8)(d): Protection shall be provided for all landscaped areas from potential damage by adjacent development, parking, or storage area.
 - o Parking lot along east side shall have either a curb or wheel stops.
- 1283.06(13): Any trash or waste disposal unit shall be screening on four (4) sides by a continuous planting, hedge, fence, or wall with an opacity of 100%. Average height of the screening shall be one (1) foot more than the height of the enclosed structure.
 - Dumpster on northwest corner of building is within a proposed 14-foot by 14-foot enclosure.
 What is the height of the screening?
- 1283.06(15): Mechanical equipment located on the ground in industrial zoning districts shall be screened from the street or any abutting zones by walls, fences, or vegetation tall enough to screen the equipment.
 - Opaque shrub screen proposed around utility locations, what is the height of the proposed screening?

Chapter 1291 – Parking and Loading

- 1291.03: Any nonresidential parking area with ten (10) or more off-street parking spaces shall be illuminated during periods of darkness to provide an average intensity of ½ foot candles of light as measured at the parking surface area. All outdoor lighting shall be of constant intensity, and be directed, reflected, or shielded so as not to be of excessive brightness or cause glare.
 - 36 parking spaces provided; lighting required. Provision for two (2) light poles is included and proposed building is to have wall-mounted lighting. Where will these wall lights be placed? Include details on the proposed types of lights.

- 1291.07(B): All handicap spaces shall have the minimum dimensions of 11-feet wide and 19-feet deep, with a five (5)-foot wide access aisle on one side. This access aisle shall also be connected to an accessible route to the appropriate accessible entrance of a building or facility. This access aisle shall have a slope of 1:50 maximum in all directions and shall either blend with the accessible route or have an adjoining entrance ramp with a minimum width of 3 feet and a slope not to exceed 1:20.
 - Width of handicap space not identified; length is compliant at 20-feet. Width of access aisle not identified. Details of slope -or- entrance ramp not included.
- 1291.07(C): All handicap spaces shall be designated by signs consistent with the most current edition of the Ohio Manual of Uniform Traffic Control Devices.
- 1291.13(B)(1): All surface parking with more than 10 spaces shall provide curbed interior landscaping complying with one or a mix of 1291.13(B)(1)(a) and 1291.13(B)(1)(b).
 - Appears Applicant has gone with 1291.13(B)(1)(a) which requires interior landscaping at a rate of 20-square feet per stall and at least one (1) tree per 200-square feet of landscaped area. However, that would require 720-square feet of landscape area and 4 trees. Applicant is proposing 525-square feet and 3 trees. May need to increase with an additional tree island. Also, are these islands curbed?

Chapter 1295 - Signs

No signs are proposed.

As mentioned above, the Applicant is currently pursuing a variance from Section 1283.07(B) of the Pataskala Code to forgo the requirement to install L2-type landscaping along the north, west, and half of the south property lines. The Board of Zoning Appeals will meet to hear variance application VA-20-003 on March 10th, 2020.

City Engineer (Full comments attached)

- Drainage Calculations need prepared and submitted and shall be in accordance with Pataskala's Stormwater Management Section 1119.
- 2. A SWPPP needs developed in accordance with Ohio EPA General Construction Permit.
- 3. The Current Driveway spacing does not currently meet section 1117.30 which references the Licking County Access Management and Per section 8.10 the minimum spacing for a driveway to an intersection is 550'. The current spacing is approximately 440'.
- 4. Construction details need provided for the outlet structures outlet.
- 5. Grading and Utility Plans and Details need provided.

Public Service Director

- 1. Existing retention basin
 - a. Some discussions were had regarding future maintenance of the existing pond. Where did this land?
- 2. Proposed detention basin
 - a. Show pond elevation detail in plans as depicted in the Stormwater Management Report
 - b. Show pond overflow location, detail, and elevation (include rip-rap protection on overflow).
 - c. Recommend rip-rap at outlets to proposed pond
 - d. Show detail of headwall, tie-in, rip-rap, profile elevations, and normal pool of proposed outlet pipe at existing basin.
 - i. Invert of outlet pipe shall be 0.25' above normal pool of existing pond
- 3. Show proposed site grading plan

- 4. Show erosion control plan
- 5. Show pavement detail for driveway approach where it is located within the public right-of-way.
- 6. Inspection
 - a. Inspection, and inspection fees, will be required on the following items
 - i. Erosion control
 - ii. Detention basin, outlet structure, outlet pipe and headwall at existing pond.
 - b. Provide Cost estimate for above inspection items for review
 - c. An inspection fee deposit totaling 10% of the cost of the above items will be required.
 - d. Coordinate with the City for inspection of these items prior to installation
- 7. Provide revised plans for review.

West Licking Joint Fire District

- 1. An emergency fire apparatus access drive shall be installed in the south east corner of the property coming off of Etna Parkway.
- 2. A FDC shall be installed close to the main drive around the building located in the north east corner.
- 3. A fire hydrant shall be installed with in 40' of the FDC.

Other Departments and Agencies

No other comments received.

Performance Standards of the PM District

Section 1253.06 outlines four performance standards that must be met for any lot located within the PM – Planned Manufacturing District. The proposed facility will meet three of the four requirements due to the lots inability to connect to public sewer. The nearest sewer line capable of servicing the site is over a mile away and the extension of the sewer is not financially feasible to meet the requirements of the SWLCWSD. Therefore, the facility will be served by a septic system.

Site Design Approval

Section 1253.07 states that the Planning and Zoning Commission will review the application and provide a recommendation to the Planning Director. The Planning Commission shall recommend approval if the requirements of the Code have been met. As the property will not meet one of the requirements from the performance standards, the Planning and Zoning Commission cannot technically recommend approval.

Surrounding Area:

Direction	Zoning	Land Use
North	PM – Planned Manufacturing	Vacant
East	PM – Planned Manufacturing	Vacant
South	Etna Township	Vacant
West	M-1 – Light Manufacturing (Etna Township)	Farm

Department and Agency Review

- Zoning Inspector No comments
- City Engineer See attached
- Police Department No comments
- Public Service Director See attached
- West Licking Joint Fire District See attached
- Health Department No comments
- Southwest Licking Schools No comments
- SWLCSWD No comments

Modifications:

Should the Board choose to approve the applicant's request, the following modification may be considered:

1. The Applicant shall address all comments from Planning and Zoning Staff, City Engineer, Public Service Director, and the West Licking Joint Fire District.

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I move to approve a Planned Manufacturing District Application pursuant to Section 1253.07 of the Pataskala Code for application PM-20-001 ("with the following modification" if a modification is to be placed on the approval)."

From: Scott Haines
To: Jack Kuntzman

Cc: Scott Fulton; Lisa Paxton; Alan Haines; Jim Roberts; Joe Echelberry

Subject: March 4, 2020 PZC Meeting

Date: Monday, February 24, 2020 2:28:10 PM

Jack

Hull and Associates has reviewed the agenda items for the PZC Meeting. We offer the following comments:

PM-20-001

- 1. Drainage Calculations need prepared and submitted and shall be in accordance with Pataskala's Stormwater Management Section 1119.
- 2. A SWPPP needs developed in accordance with Ohio EPA General Construction Permit.
- 3. The Current Driveway spacing does not currently meet section 1117.30 which references the Licking County Access Management and Per section 8.10 the minimum spacing for a driveway to an intersection is 550'. The current spacing is approximately 440'.
- 4. Construction details need provided for the outlet structures outlet.
- 5. Grading and Utility Plans and Details need provided.

REP-20-001

1. We have no engineering concern with the submitted application.

Thank you for the opportunity to review these items and please contact us if there are any questions on our comments or if we can help in any other way.

Scott R. Haines, P.E., CPESC

Senior Project Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

o: 740-344-5451 | f: 614-973-9070

Follow Hull on <u>Facebook</u> & <u>LinkedIn</u> <u>web</u> | <u>directions to offices</u> From: <u>Alan Haines</u>
To: <u>Jack Kuntzman</u>

Subject: PZC - March 4th Meeting Review Comments

Date: Friday, February 21, 2020 5:13:13 PM

Jack,

Good afternoon. I have the following comments regarding the applications for the March 4th PZC meeting:

1. PM-20-001

- a. Existing retention basin
 - i. Some discussions were had regarding future maintenance of the existing pond. Where did this land?
- b. Proposed detention basin
 - Show pond elevation detail in plans as depicted in the Stormwater Management Report
 - ii. Show pond overflow location, detail, and elevation (include rip-rap protection on overflow).
 - iii. Recommend rip-rap at outlets to proposed pond
 - iv. Show detail of headwall, tie-in, rip-rap, profile elevations, and normal pool of proposed outlet pipe at existing basin.
 - 1. Invert of outlet pipe shall be 0.25' above normal pool of existing pond
- b. Show proposed site grading plan
- c. Show erosion control plan
- d. Show pavement detail for driveway approach where it is located within the public right-of-way.
- e. Inspection
 - i. Inspection, and inspection fees, will be required on the following items
 - 1. Erosion control
 - 2. Detention basin, outlet structure, outlet pipe and headwall at existing pond.
 - ii. Provide Cost estimate for above inspection items for review
 - iii. An inspection fee deposit totaling 10% of the cost of the above items will be required.
 - iv. Coordinate with the City for inspection of these items prior to installation
- g. Provide revised plans for review.
- 1. REP-20-001
 - a. No Comment

Let me know if questions.

Regards,

Alan W. Haines, P.E. Public Service Director City of Pataskala

621 W. Broad Street Suite 2B Pataskala, Ohio 43062

Office: 740-927-0145 Cell: 614-746-5365 Fax: 740-927-0228



WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

District Headquarters

851 East Broad Street Pataskala, Ohio 43062 740-927-8600 [Office] 740-964-6621 [Fax] www.westlicking fire.org February 17, 2020 Site plan review

Jack,

The West Licking Joint Fire District has reviewed the site plans for Myers Shank Racing and we have the following comments.

- 1) An emergency fire apparatus access drive shall be installed in the south east corner of the property coming off of Etna Parkway.
- 2) A FDC shall be installed close to the main drive around the building located in the north east corner.
- 3) A fire hydrant shall be installed with in 40' of the FDC.

This concludes our comments at this time. If there are any questions please feel free to contact me.

Regards,

Doug White Fire Marshal



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

621 West Broad Street, Suite 2A Pataskala, Ohio 43062

PLANNED MANUFACTURING DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1253)

Property Information				Staff Use
Address: 3000-3007 Etna	Pkwy., Pataskal	a, OH 43062		Application Number:
Parcel Number: 064-15286	62-00.001		,	- PM-20-001
Zoning: PM		Acres: 58.72 to	tal (Pr. lot 7.63)	Fee: 1,000
Water Supply:				\$2,500 china
☐ City of Pataskala	South Wes	st Licking	On Site	Filing Date:
Wastewater Treatment:				2-7-20
☐ City of Pataskala	☐ South Wes	st Licking	On Site	Hearing Date:
				9-4-20
Applicant Information	****	and a		Receipt Number:
Name: R. Ryan Badger (ADR & Associate	es, Ltd.)		22115
Address: 88 W. Church S	t.			
City: Newark		State: OH	Zip: 43055	Documents
Phone: 740-345-1921		Email: rbadger@adrinnovation.com		■ Application
				☐ Fee
Property Owner Inform	ation			☐ Building Elevations
Name: Emswiler, Howard P & Rosemary A Trustees			☐ Site Plan	
Address: 13167 Morse Ro	d. SW			□ Deed
City: Pataskala		State: OH	Zip: 43062	☐ Area Map
Phone: N/A		Email: N/A		
Planned Manufacturing	District Informat	ion N/A		
Describe the Project:				
This project includes a new +/-	-35,000 SF building w	ith associated parki	ing and access drives for both	pedestrian vehicles and truck use.
The proposed developm	ent will also includ	le on-site storm	water management, put	olic water, and on-site sewer.

Documents to Submit

Planned Manufacturing District Application: Submit 1 copy of the application.

Site Plan: Submit 14 copies of a development plan including the following:

- All proposed structures including square footage, dimensions, setbacks, entrances, service and pedestrian areas.
- All property lines and dimensions of the lot.
- All points of ingress and egress onto public roadways, traffic flow patterns, traffic control points and traffic safety measures.
- A traffic study of the affected area according to Ohio Department of Transportation standards if applicable.
- A parking layout including vehicular and pedestrian routes.
- All proposed landscaping including type, size, materials, locations and berms in accordance with Section 1253.05(I).
- The use of land and location of structures on adjacent property within 100 feet of the property line.
- Location and screening of dumpsters.
- Location, dimensions and design of all signage and lighting.
- The proposed use of all parts of the lot and structures.

Building Elevations: Submit 14 copies of a site plan to scale of the subject property indicating the following:

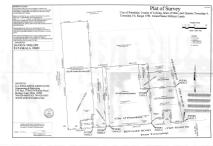
- Location and dimensions (length, width, height) of all proposed buildings and structures.
- Total square footage of each structure.
- The proposed use of all parts of the structures.
- Location and screening of dumpsters.

Signatures

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

Area Map: Submit 1 copy of an area map from the Licking County Engineer's office showing the property and surrounding area. Area maps can be obtained at www.lcounty.com/taxparcelviewer/default.

I certify the facts, statements and information provided on and attached to knowledge. Also, I authorize City of Pataskala staff to conduct site visits and to this Planned Manufacturing District request.	
Applicant (required):	Date: 2/7/2020
Property Owner (required):	Date: 2-7-2020



MICHAEL SHANK RACING SITE & ZONING COMPLIANCE PLAN

SITUATED IN THE CITY OF PATASKALA, LICKING COUNTY, OHIO

INDEX OF SHEETS

SITE PLAN	1
DEVELOPMENT PLAN	2
ARCHITECTURAL ELEVATIONS	A3.1

SURVEY INFORMATION

SURVEY INFORMATION BASED ON FIELD OBSERVATION BY SMART SERVICES, INC. IN NEWARK, OHIO

FOR MORE INFORMATION CONTACT: SMART SERVICES, INC. 80 W CHURCH STREET NEWARK, OH 43055 (740) 345-4700

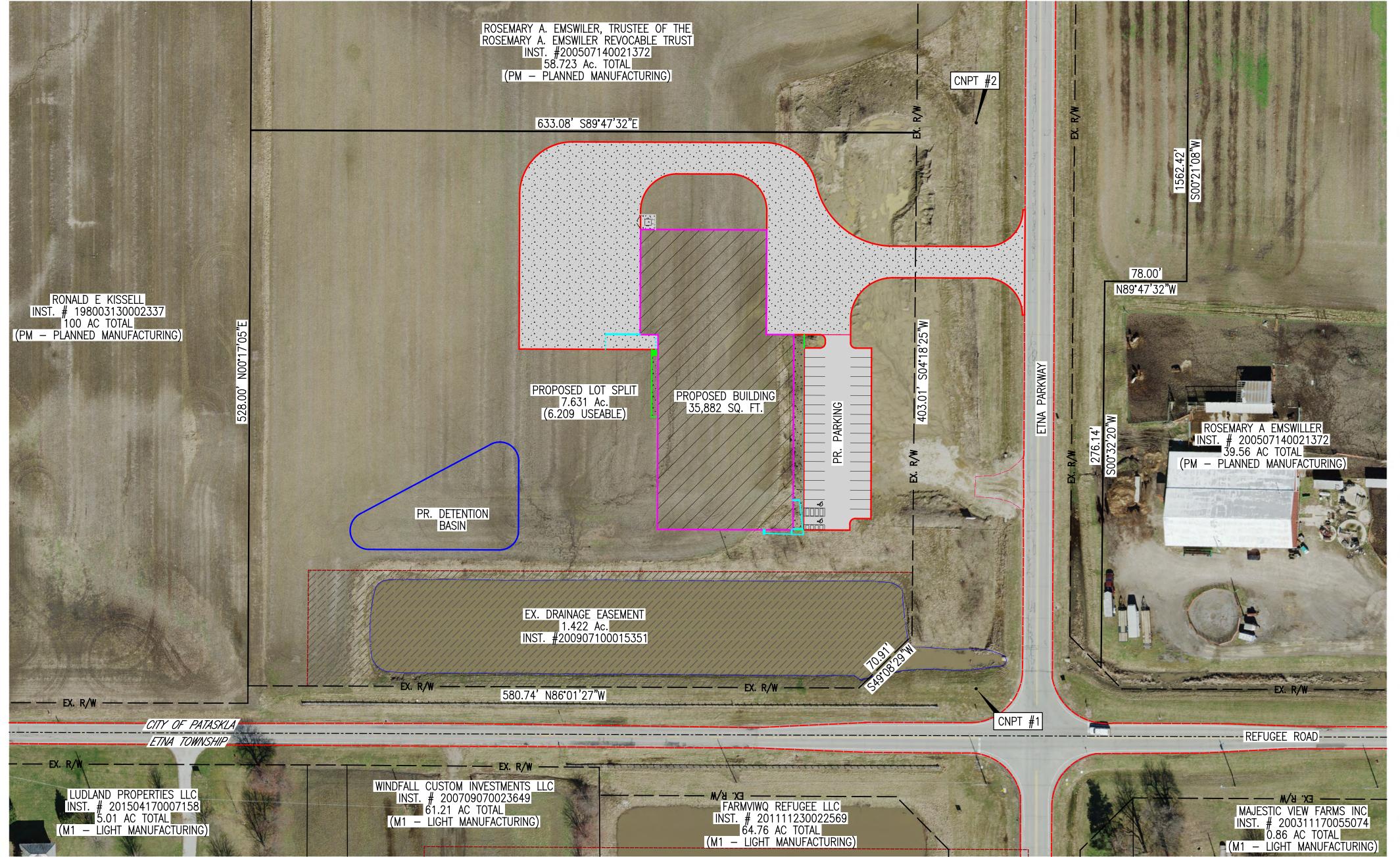
CONTROL POINTS

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION		
CNPT #1	718736.473	1910695.949	1073.75	5/8" REBAR W/	CAP	"TRAVERSE
CNPT #2	719273.482	1910731.322	1081.03	5/8" REBAR W/	CAP	"TRAVERSE

HORIZONTAL CONTROL IS BASED ON STATE PLANE OHIO (SOUTH ZONE)
NAD83(2011) GRID COORDINATES DETERMINED FROM GPS RTK STATIC OBSERVATIONS
IN OCTOBER 2019.

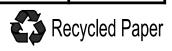
VERTICAL CONTROL IS BASED ON NAVD88(GEOGRID 12B) BASED ON GPS RTK STATIC OBSERVATIONS IN OCTOBER 2019.

UTILITY LOCATIONS ARE BASE ON FIELD OBSERVATION AND RECORD PLANS AS REQUESTED BY O.U.P.S. TICKET #'s A928202064-00A (MARKINGS) & A928202070-00A (PLANS)



ADR & ASSOCIATES, LTD.

Newark Office: 88 West Church Street Newark, OH 43055 (740) 345-1921 (ph) (740) 345-4994 (fax) www.adrinnovation.com



DNTAL N FEET

60 HORIZONTAL SCALE IN FEET

CHECKED

CHECKED

REVIEWED

RSB

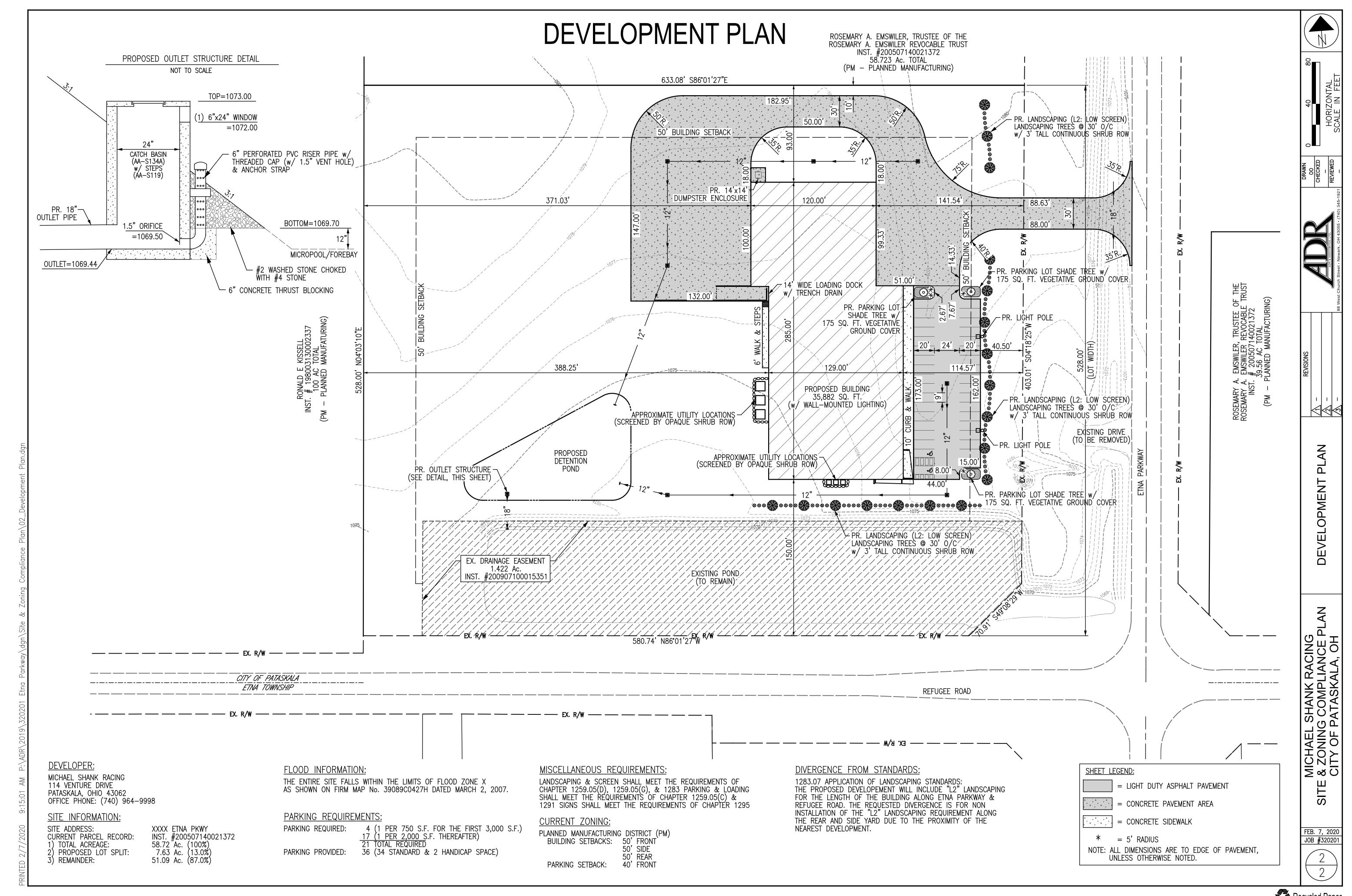
ASSOCIATES, LTD.

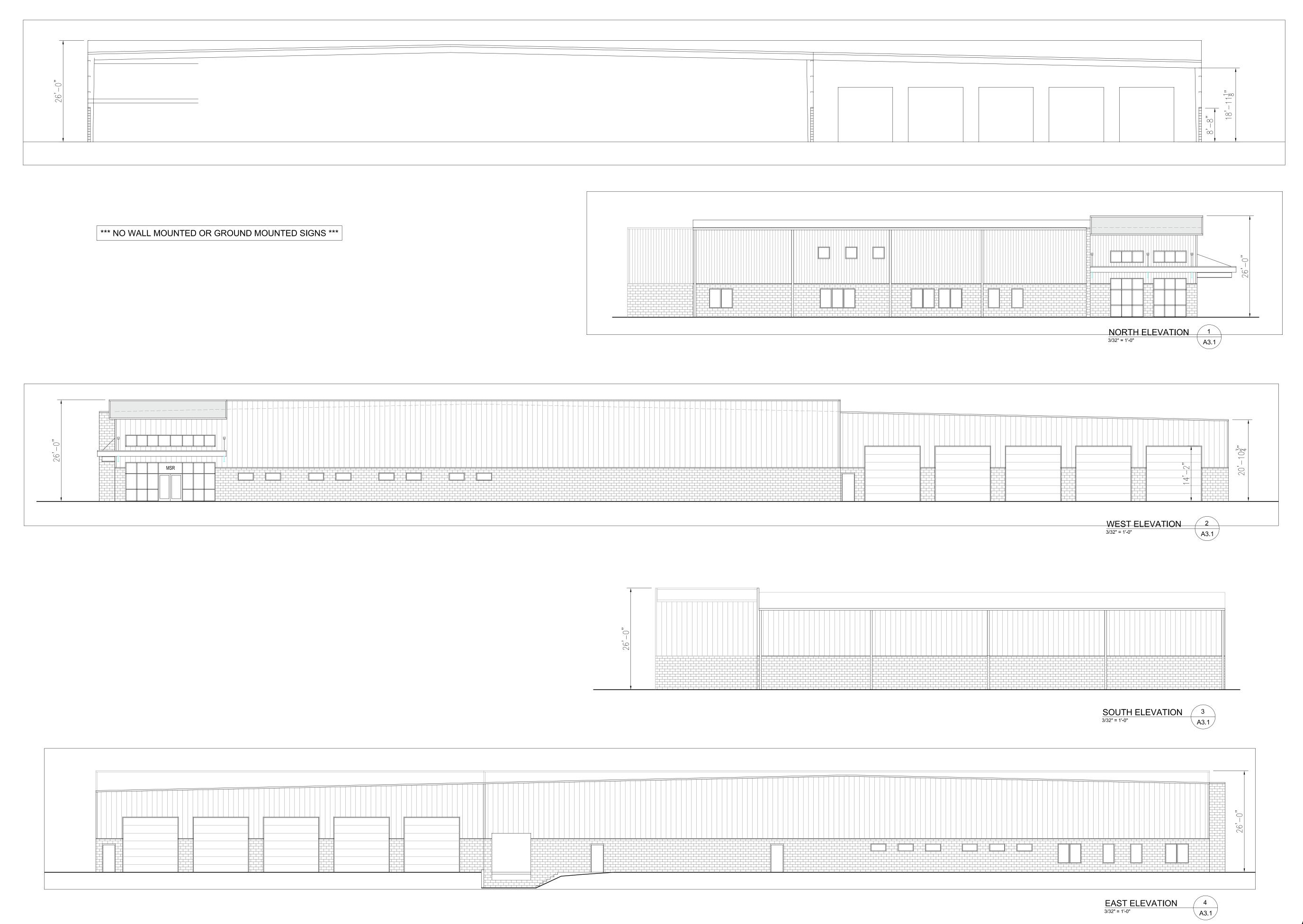
Lewark, OH 43055 · (740) 345-1921

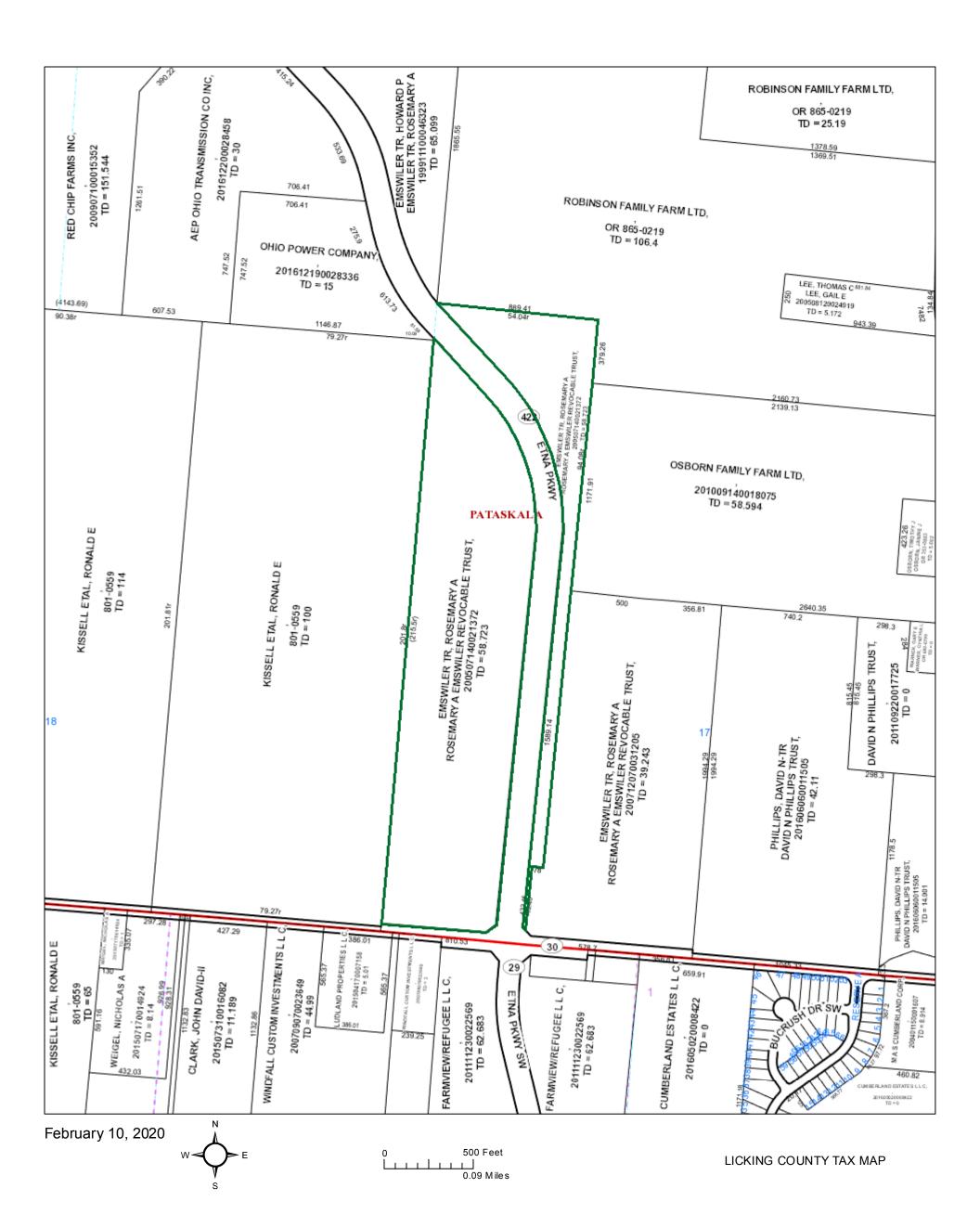
88 West Church Str

SITE PLA

MICHAEL SHANK RACING ITE & ZONING COMPLIANCE PLA CITY OF PATASKALA, OH







Property Report

Address			
ROSEMARY A EMSWILER TR 3000-3007 ETNA PKWY			
Engineer's Pin	Owner	Auditor's PIN	
0115PA00800000093000	ROSEMARY A EMSWILER TR	064-152862-00.001	
Tax Acreage	Deed Acreage	Official Record	
58.723	71.722	200507140021372	





GENERAL WARRANTY DEED

Arnold E. Shaheen, Jr., Trustee, of Licking County, Ohio, for valuable consideration paid, grants with general warranty covenants to Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Revocable Trust U/A dated December 27, 1978 as amended, whose tax mailing address is 13167 Morse Road, Pataskala, OH 43062, the following real property:

Being an undivided one-half interest in the following described real estate:

Situated in the State of Ohio, County of Licking, City of Pataskala and being further described on the attached Exhibit "A", incorporated herein by reference.

Prior Deed Reference: Instrument No <u>200507/40021371</u>, Recorder's Office, Licking County, Ohio.

Also known as: Combination of 2.374 acres and 69.348 acres (as surveyed), Refugee Road, Pataskala, OH 43062

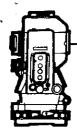
Auditor's Parcel Numbers: #Part of Parent Parcel 64-152862-00.000 and 64-152862-00.001

Excepting conditions, easements, restrictions, rights of way and zoning and other governmental regulations of record and taxes and assessments not yet due and payable which Grantees assume and agree to pay as a part of the consideration herein.

which Grantees assume and agree to pay as a part of the consideration herein.	
Executed this	
Date Juny \$2,2005	2
Arnold F. Shaheen Ir Trustee	/
Licking County Auditor State of Ohio SEC.319.202 COMPLIED WITH J. TERRY EVANS, AUDITOR	
County of Licking SS: BY <u>TH</u> EV m.	
The foregoing instrument was acknowledged before me this 6th day of, 2005 by Arnold E. Shaheen, Jr., Trustee, who, under penalty	
of perjury in violation of section 2921.11 of the Revised Code, represented to me to be said person.	
LORI A. MANGES Notary Public, State of Ohlo My Comm. Expires April 10, 2007 NOTARY	
FOF OF STATE	

This Document Has Been Prepared By:

W. Scott Hayes 195 E. Broad Street*PO Box 958*Pataskala, Ohio 43062-0958*(740) 927-2927*(800) 536-8678*Fax:(740) 927-3060 www.hayesoffices.com



S.A. ENGLAND & ASSOCIATES

Professional Land Surveying 5179 Walnut Road • P.O. Box 1770 Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-928-8680 Fax: 740-928-9565 Ohio Phone: 1-800-551-5844

Exhibit "A" Legal Description 71.722 Acres (combined parcels) Howard P. Emswiler Revocable Trust

Page 1 of 2

Situated in the City of Pataskala, County of Licking, State of Ohio, and being a part of Quarter Township 4, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of a combined 70 Acre parcel (69.348 Acres by new survey) conveyed to Howard P. Emswiler, Trustee, Howard P. Emswiler Revocable Trust, as recorded in Instrument No. 2005-01120001340, and a 2.374 Acre parcel conveyed to Howard P. Emswiler, Trustee, Howard P. Emswiler Revocable Trust, as recorded in Instrument No. 2005, in the Licking County Deed Records, and being further described as follows;

Commencing at an iron pin found on the South Corporation Line of the City of Pataskala marking the intersection of the centerlines of Refugee Road (Twp. Road 30) and Columbia Road (Twp. Road 38), and being on the North line of Etna Township;

Thence, S 85°46'30"W 1058.61 feet with the centerline of Refugee Road and said Corporation Line, to a mag nail set;

Thence, S 85°52'00" W 1528.45 feet continuing with the centerline of Refugee Road and said Corporation Line, to a mag nail set marking the Southeast corner of said 2.374 acre parcel of which this description is a part, also being on the South line of an original 20.000 acre parcel conveyed to David N. Phillips, a recorded in Instrument No. 2001-05230018045 _____, and being the PRINCIPLE PLACE OF BEGINNING of the 71.722 Acre parcel herein to be described;

Thence, S 85°52'00" W 810.53 feet continuing with the centerline of Refugee Road and said Corporation Line, the same being the South line of said 2.374 acre parcel and continuing along the South line of said 70 acre parcel, to a mag nail set marking the Southwest corner thereof, and being the Southeast corner of a 100 acre parcel conveyed to Ronald B. Kissell, ETAL, as recorded in Deed Volume 801, Page 559;

Thence, N 04°03'23" W 3541.65 feet leaving said Corporation Line and the centerline of Refugee Road with the West line of said 70 acre parcel of which this description is a part, the same being the East line of said parcel conveyed to Kissell, ETAL, to an iron pin set on the boundary of a parcel conveyed to Robinson Family Farm, Ltd., as recorded in O.R. 865, Page 219, and passing over an iron pin set at 30.00 feet;

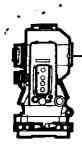
Thence with the boundary of said 70 acre parcel of which this description is a part, the same being the boundary of said parcel conveyed to Robinson Family Farm, Ltds., with the following two (2) courses and distances:

- 1) N 85°35'02" E 889.41 feet to a 1" o.d. iron pipe found;
- 2) S 04°17'58" E 379.26 feet to an iron pin set marking the Northwest corner of a parcel conveyed to Osborn Family Farm, Ltd., as recorded in O.R. Volume 864, Page 785;

Thence, S 04°07'11" E 1171.91 feet continuing with the boundary of said 70 acre parcel of which this description is a part, the same being the West line of said parcel conveyed to Osborn Family Farm, Ltd., to a 1" o.d. iron pipe found marking the Southwest corner thereof, and being the Northwest corner of said 20.000 acre parcel conveyed to Phillips;

Thence continuing with the boundary of said 70 acre parcel of which this description is a part, the same being the boundary of said 20.000 acre parcel conveyed to Phillips, with the following three (3) courses and distances:

- 3) S 03°59'20" E 1562.42 feet to an iron pin set;
- 4) S 85°52'00" W 78.00 feet to an iron pin set;
- 5) S 03°48'08" E 156.32 feet to an iron pin set marking the Northeast corner of said 2.374 acre parcel of which this description is a part;



S.A. ENGLAND & ASSOCIATES

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Exhibit "A"

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Thence, S 03°48'08 E 276.14 feet with the East line of said 2.374 Acre parcel of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 246.14 feet, and containing 71.722 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Bearings of the above description are based on the centerline of Refugee Road (Twp. Road 30), as being S 85°52'00" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in September of 1997, and March of 2005.

Dated 5/25/15

0653-05LIEMS

Scott A. England P.S.

Ohio Registered Surveyor #7452

TIM LOLLO
LICKING COUNTY ENGINEER
APPROVED BY
P.M.N.

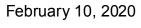


OnTrac Property Map



752 Feet

0.14 Miles



Street Number OWy

- Sales - 2020

Owner Name & Acres

Interstate/US/State Route

i. iy

Split Listed Hooks

Tract Lines

Parcels

Ohio Counties

Ohio Boundary

County Road

Township Road

Other Road Type

--- Driveway

Centerline Labels

Interstates

Municipal Corporations

Jurisdictional Townships

Historical Townships Line

County Boundary

LICKING COUNTY TAX MAP